

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of PDR 4.733, CG(D), and IL(D) Zoning District and
Establishing the Same as PDR 4.733, CG(D), and IL(D) District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1100032 and Voted on April 2, 2012 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of PDR 4.733, CG(D), and IL(D) Zoning and placing the same in and establishing the same as PDR 4.733, CG(D), and IL(D) Zoning.

All property as follows, and to the centerlines of any adjoining public rights-of way:

PDR 4.733

Beginning at a point on the proposed new western right-of-way of Page Road, SR 1973, said point being the POINT OF BEGINNING; thence along said right-of-way along the arc of a curve to the right, of which has a radius of 944.65 feet an arc distance of 100.60 feet and a chord of 100.56 feet bearing South 06°55'56" West to a point; thence South 15°47'03" West, a distance of 563.18 feet to an existing iron pipe; thence leaving the road North 75°20'13" West, a distance of 445.74 feet to an existing iron pipe; thence South 25°27'22" West, a distance of 507.63 feet to an existing iron pipe; thence South 25°26'21" West, a distance of 121.97 feet to an existing iron pipe; thence South 25°54'31" West, a distance of 433.20 feet to an existing iron pipe; thence along a new zoning line North 47°42'01" East, a distance of 702.42 feet to a point; thence South 52°14'40" East, a distance of 64.81 feet to a point; thence along the arc of a curve to the left, of which has a radius of 450.00 feet an arc distance of 180.23 feet and a chord of 179.03 feet bearing South 40°46'14" East to a point; thence South 29°17'49" East, a distance of 320.88 feet to a point; thence along arc a non tangent curve to the left having a radius of 100.00 feet an arc distance of 410.05 feet and a chord of 177.45 feet bearing South 72°20'36" East to a point; thence North 60°42'11" East, a distance of 339.32 feet to a point; thence along arc a curve to the left having a radius of 1170.00 feet an arc distance of 864.67 feet and a chord of 845.12 feet bearing North 81°52'29" East to a point; thence South 76°57'13" East, a distance of 33.51 feet to a point; thence along arc a curve to the right having a radius of 25.00 feet an arc distance of 39.27 feet and a chord of 35.36 feet bearing South 31°57'13" East to a point; thence South 13°02'47" West, a distance of 312.63 feet to a point; thence along the arc of a curve to the left which has a radius of 510.00 feet, an arc distance of 360.99 feet, and a chord of 353.50 feet bearing South 07°13'52" East; thence South 27°30'31" East, a distance of 442.74 feet to a point; thence along arc a curve to the right having a radius of 450.00 feet an arc distance of 184.78 feet and a chord of 183.49 feet bearing South 15°44'41" East to a point; thence North 58°54'03" East, a distance of 219.85 feet to a point; thence along arc a curve to the right having a radius of 453.66 feet an arc distance of 262.96 feet and a chord of 259.29 feet bearing North 73°16'00" East to a point in the line of Harris and others; thence along said line North 00°00'23" West, a distance of

764.85 feet to an existing iron pipe; thence North 89°19'16" West, a distance of 442.37 feet to a point; thence North 00°39'28" East, a distance of 82.89 feet to an existing iron pipe; thence South 85°54'39" West, a distance of 655.17 feet to an existing iron pipe; thence South 85°59'21" West, a distance of 342.39 feet to an existing iron pipe; thence North 89°25'10" West, a distance of 127.33 feet to an existing concrete monument; thence North 00°23'42" East, a distance of 466.40 feet to an existing iron pipe; thence North 00°25'24" East, a distance of 675.13 feet to an existing iron pipe; thence North 01°41'58" East, a distance of 1,190.34 feet to an existing iron pipe; thence South 88°01'51" East, a distance of 2,599.19 feet to an existing iron pipe; thence North 01°54'10" East, a distance of 129.25 feet to an existing iron pipe; thence South 89°14'50" East, a distance of 667.73 feet to an existing iron pipe; thence South 89°15'16" East, a distance of 599.97 feet to an iron pipe set; thence South 01°23'34" West, a distance of 775.50 feet to an existing iron pipe; thence South 01°53'29" West, a distance of 145.08 feet to an existing iron pipe; thence South 01°48'37" West, a distance of 545.58 feet to an existing iron pipe; thence South 01°22'36" West, a distance of 455.32 feet to an existing iron pipe; thence South 01°11'16" West, a distance of 484.51 feet to an existing iron pipe; thence South 87°31'29" East, a distance of 1,633.08 feet to a point on the right-of-way of Page Road, the being POINT OF BEGINNING, containing 323.80 acres, more or less as shown on a Zoning Map Change by The John R. McAdams Company, Inc., dated 01 May 2006, last revised 09 July 2007.

II(D)

Beginning at a point on the western right-of-way of Page Road, said point being the POINT OF BEGINNING; thence along a new zoning line South 43°30'38" East, a distance of 702.57 feet to a point; thence South 71°53'29" East, a distance of 186.27 feet to a point; thence North 77°51'54" East, a distance of 910.89 feet to a point; thence North 75°52'18" East, a distance of 391.69 feet to a point on the northern right-of-way of Chin Page Road; thence with said right-of-way North 65°20'21" West, a distance of 476.31 feet to an existing iron pipe thence along arc a curve to the left having a radius of 1939.86 feet an arc distance of 576.41 feet and a chord of 574.29 feet bearing North 73°51'06" West to a point; thence North 82°30'45" West, a distance of 116.89 feet to a point; thence leaving Chin Page Road along the line of Harris North 01°19'33" East, a distance of 1,333.43 feet to an existing iron pipe; thence North 88°34'27" East, a distance of 100.21 feet to an existing iron pipe; thence North 00°00'23" West, a distance of 60.02 feet to an existing iron pipe; thence along a new zoning line, along the arc of a non tangent curve to the left, which has a radius of 453.66 feet an arc distance of 262.96 feet and a chord of 259.29 feet bearing North 73°16'00" East to a point; thence North 58°54'03" East, a distance of 219.85 feet to a point thence along the arc of a non tangent curve to the left, which has a radius of 450.00 feet an arc distance of 184.78 feet and a chord of 183.49 feet bearing South 15°44'41" East to a point; thence South 27°30'31" East, a distance of 442.74 feet to a point thence along arc a curve to the right having a radius of 510.00 feet an arc distance of 360.99 feet and a chord of 353.50 feet bearing South 07°13'52" East to a point; thence South 13°02'47" West, a distance of 312.63 feet to a point thence along arc a curve to the left having a radius of 25.00 feet an arc distance of 39.27 feet and a chord of 35.36 feet bearing South 31°57'13" East to a point; thence South 76°57'13" East, a distance of 33.51 feet to a point thence along arc a curve to the left having a radius of 1,170.00 feet an arc distance of 864.67 feet and a chord of 845.12 feet bearing North 81°52'29" East to a point; thence North 60°42'11" East, a distance of 339.32 feet to a point thence along the arc of a non tangent curve to the right, which has a radius of 100.00 feet an arc distance of 410.05 feet and a chord of 177.45 feet bearing South 72°20'36" East to a point; thence South 29°17'49" East, a distance of 320.88 feet to a point thence along arc a curve to the left having a radius of 450.00 feet an arc distance of 180.23 feet and a chord of 179.03 feet bearing South 40°46'14" East to a

point; thence South 52°14'40" East, a distance of 64.81 feet to a point; thence North 47°42'01" East, a distance of 702.42 feet to an existing iron pipe; thence South 01°52'55" West, a distance of 418.74 feet to an existing iron pipe; thence South 01°53'50" West, a distance of 241.29 feet to an existing iron pipe; thence South 87°47'31" East, a distance of 339.09 feet to a point; thence South 54°06'36" East, a distance of 204.87 feet to a point on the western right-of-way of Page Road; thence with said right-of-way South 43°09'04" West, a distance of 337.32 feet to a point; thence along the arc of a non tangent curve to the right, which has a radius of 3111.35 feet an arc distance of 283.95 feet and a chord of 283.85 feet bearing South 49°02'04" West to a point; being the POINT OF BEGINNING, containing 63.37 acres, more or less as shown on a Zoning Map Change by The John R. McAdams Company, Inc, dated 14 December 2006, last revised 09 July 2007

CG(D)

Beginning at a point on the western right-of-way of Page Road, said point being the POINT OF BEGINNING; thence along said right-of-way along the arc of a curve to the right, of which the radius of 3111.35 feet, an arc distance of 112.66 feet, and a chord of 112.65 feet bearing South 52°41'10" West to a point; thence South 52°23'34" West, a distance of 289.83 feet to a point; thence South 89°54'19" West, a distance of 193.75 feet to an existing concrete monument on the northern right-of-way of Chin Page Road thence along said right-of-way along the arc of a non tangent curve to the left, which has a radius of 316.48 feet an arc distance of 112.27 feet and a chord of 111.69 feet bearing North 70°08'47" West to an existing iron pipe; thence North 80°18'21" West, a distance of 157.73 feet to a point thence along the arc of a non tangent curve to the right, which has a radius of 1,879.86 feet an arc distance of 491.04 feet and a chord of 489.65 feet bearing North 72°49'21" West to an existing concrete monument; thence North 65°20'21" West, a distance of 759.07 feet to a point; thence leaving the right-of-way along a new zoning line North 75°52'18" East, a distance of 391.69 feet to a point; thence North 77°51'54" East, a distance of 910.89 feet to a point; thence South 71°53'29" East, a distance of 186.27 feet to a point; thence South 43°30'38" East, a distance of 702.57 feet to a point on the western right-of-way of Page Road, being the POINT OF BEGINNING, containing 20.10 acres, more or less as shown on a Zoning Map Change by The John R. McAdams Company, Inc. dated 14 December 2006, last revised 09 July 2007.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.